

## C H A P T E R 2

# M A S T E R L A N D U S E P L A N

### 2.1 PROJECT LOCATION AND SETTING

Shea/Baker Ranch is located in the foothills of southeastern Orange County, as shown on the Local Vicinity Map, Exhibit 2.1. The project site consists of 371.59 acres (not including Planning Area 1J), generally surrounded by the Borrego Canyon Wash on the northwest, the Foothill Transportation Corridor and Towne Centre Drive on the northeast, an Irvine Ranch Water District reservoir site, existing business park development and Rancho Parkway on the east, Bake Parkway and Baffin Bay Drive and existing business park development to the south, and Commercentre Drive to the west. Access to the site is provided via Alton Parkway from the southwest and northeast, and Bake Parkway to the south.

The Foothill Ranch Planned Community, a mixed-use community including residential, commercial and business park uses, is located to the north and northeast of Shea/Baker Ranch, immediately north of the Foothill Transportation Corridor. Existing business park developments, including Pacific Commercentre, are located at the northwestern edge and east and south of the site. To the west of the site is a large area of regionally significant open space, included as part of the County of Orange's participation in the Natural Communities Conservation Plan.



Exhibit 2.1 – Local Vicinity Map



## 2.2 COMMUNITY VISION

The vision for the development of Shea/Baker Ranch is to enhance people's lives by creating a true community, one designed to orient toward open space and provide diverse neighborhoods with many different types of homes for future residents. The area's natural beauty is captured within a comfortable community atmosphere. The open space and recreation plan allows its residents to be active and interactive, leading to a friendly and welcoming atmosphere.

There are three fundamental project components on which the vision of Shea/Baker Ranch is based:

- Parks and Open Space
- Connectivity
- Diversity of Housing



### 2.2.1 Parks and Open Space

The primary, organizing element of Shea/Baker Ranch is open space and recreation. A key element in the recreation plan is an 8' wide community pedestrian loop formed by the sidewalk on one side of "A" and "B" streets. This walkway links all the neighborhoods to the parks and recreation facilities. This walkway is further enhanced by on-street bicycle lanes creating a multi-use corridor. The central linear park further connects the community, along with greenbelts within and adjacent to some neighborhoods, providing access to both usable open space for organized sports activities and more passive greens. The Open Space Plan, Exhibit 2.2, illustrates the location and relationships of parks, open spaces and trails within the community.



Exhibit 2.2 - Open Space and Recreation Plan



Activity and interaction with surrounding communities is encouraged at a seven acre City-owned community park, with features such as basketball courts, adventure play, multi-use fields, and picnic areas. Extra-community involvement is also supported by a bicycle trail located in Borrego Linear Park and trails along Alton, Bake and Rancho parkways and the community loop road, connecting residents and the outlying community to Shea/Baker Ranch's valuable, highly accessible recreational amenities as well as to the natural areas beyond.



In addition to the community park, many neighborhood parks are provided throughout the community, placing every home within a five-minute walk of a recreation center. Three of these parks are adjacent to private recreation centers, which are envisioned to include pools for the private use of residents. These new recreational opportunities for residents, the community active use park, multiple private recreation facilities, a central multi-functional linear park, multiple bicycle trail connections, Borrego Linear Park and a series of neighborhood parks, add to residents' sense that the enjoyment of nature and playful activity is literally right outside their door.

### 2.2.2 Connectivity

The roadway system within Shea/Baker Ranch serves multiple functions; vehicular, bicycle, and pedestrian mobility, it provides an aesthetic backdrop for the homes, and helps define the community character. Roads terminate on open spaces, creating vistas beyond the roadway. Traffic calming techniques designed as part of the street system include enhanced parkway landscaping, installation of medians in select locations, a thematic and connective community loop road, shorter street segments, and a roundabout at the intersection of "A" and "B" streets with Dimension Drive. These help create a safe, pedestrian and cyclist friendly community.



On-street bicycle trails are provided throughout Shea/Baker Ranch to facilitate internal and external connections, whether for recreational riders or commuters. An off-street trail is provided through the Borrego Linear Park, connecting to Alton at the southern end and ultimately to Whiting Ranch Park at the north.



Pedestrian walkways are separated from the street with landscaped parkways to create a pleasant and safe pedestrian environment. This promotes friendly interaction among neighbors and access to the community features and amenities. Sidewalks are shaded with groupings of trees to provide welcome shade and to reduce reflected heat from the sidewalks.

### 2.2.3 Diversity of Housing

The community of Shea/Baker Ranch is envisioned to include a wide range of housing types, situated among its diverse community-wide open space and recreational system. A broad mix of single-family homes, bungalows, green-courts, condominiums, flats, townhomes, cluster detached, and apartment homes will serve a wide range of family types, life-stage, and affordability levels.

Shea/Baker Ranch is designed to support a diverse population, with differing life styles, of different ages, and with different interests. Individual neighborhoods within Shea/Baker Ranch include a range of home styles and sizes. Development within the hillside areas, by virtue of the terrain, is lower density, resulting in larger homes on larger lots. These homes are designed for growing, active families or families who enjoy entertaining at home. A highly energetic feel will be achieved by building higher density living areas along the edges of the property, adjacent to the Borrego Canyon Wash and Bake Parkway. Attached homes for young families, first time buyers, and renters are also included. This mix results in a more diverse and vibrant community.

The legacy of Shea/Baker Ranch will be its landscape, open space, trails, and relaxing atmosphere.



## 2.3 LAND USE PLAN

### 2.3.1 Guiding Principles

The Shea/Baker Ranch land use concept is guided by the principle that the way in which physical spaces and land uses are organized creates a community, both in terms of creating a built environment and in fostering a sense of community among residents. The principles guiding the development plan for Shea/Baker Ranch include:

- Embrace the character of the site, its topography and the project setting.
- Create high quality residential neighborhoods and homes.
- Provide an innovative and diverse range of densities and home types.
- Create an exceptional open space and recreational system.
- Blend community design harmoniously with the southern California environment.
- Reduce vehicular trips by creating a community that emphasizes connectivity, access, and mobility.
- Create physical facilities and provide infrastructure to encourage “community building.”

### 2.3.2 Site Characteristics and Design Influences

The physical site characteristics of the land contained within the Shea/Baker Ranch Area Plan and the area immediately adjacent to the site establish the physical framework for the development plan. Both development opportunities and constraints are determined by the site characteristics. Exhibit 2.3 provides an aerial photograph of the area, illustrating many of these physical features.

Existing topographic features help define the site and guide its development. The Borrego Canyon Wash along the site’s northwestern boundary conveys storm water flows originating from upstream development in the Foothill Ranch area. The flow line of Borrego Canyon Wash meanders in and out of the Shea/Baker Ranch community boundary.





Exhibit 2.3 – Aerial Photograph



The open space reserve northwest of the Borrego Canyon Wash provides one of the most visually important features contributing to the development plan. Because this area will be permanently preserved as open space, its natural beauty provides assured views for residents of Shea/Baker Ranch. To allow all community residents and members of the public to enjoy those views, a variety of publicly accessible spaces, including parks and trails, are incorporated into the plan along the northwestern edge of the community. Additional public view opportunities are provided along the central linear park located in the center of Shea/Baker Ranch.

A hill located in the central portion of the site provides significant views of surrounding terrain. The development plan retains and reconfigures this hill in order to retain those view opportunities. Existing Irvine Ranch Water District (IRWD) water reservoirs are located on another hill along the eastern edge of the community. These reservoirs are elevated approximately ninety feet above the adjacent development sites with Shea/Baker Ranch. This creates the sense of being nestled in the hills for this area of the community.

One additional existing vegetation feature is preserved in the community plan. A large existing eucalyptus windrow is located along the northern boundary of the property between Alton Parkway and the Borrego Canyon Wash. This windrow may be retained if feasible to provide a visual buffer between the existing industrial use to the north and the community and helps frame the view of the open space.

Several existing roads are adjacent to or otherwise affect the design of the project site. Adjacent roads include Bake Parkway, Commercentre Drive, Towne Centre Drive and Rancho Parkway. These roads provide boundaries for the site. Other roadways, due to their existing position, dictate the location of roadway connections within Shea/Baker Ranch. The location of Alton Parkway at its terminus with Towne Centre Drive and the location of the extension of Dimension Drive establish the points at which those roads are extended into and through the project site. A portion of Shea/Baker Ranch is immediately adjacent to the Foothill Transportation Corridor.

Foothill Ranch Towne Centre, a large retail and commercial center, is located within a mile of the site. Foothill Ranch Towne Centre provides many of the goods and services required to satisfy the daily needs of Shea/Baker Ranch residents, including grocery stores, department stores, a broad variety of specialty retail shops, restaurants and a movie theater. The proximity of this commercial area will be considered in designing commercial uses within Shea/Baker Ranch.

### **2.3.3 Community Concept**

The land use plan for Shea/Baker Ranch divides the site into planning areas, based upon the unique features and development concepts incorporated into different parts of the community. Planning area boundaries are located at the centerline of streets or property lines between neighborhoods. Since approval of the Zone Change approving Shea/Baker Ranch, project roadway alignments have been adjusted, the City has accepted the dedication of Alton Parkway through the site, and lot layouts have been prepared. This results in minor shifts in the planning

area boundaries and acreages, while retaining the original development concept and intent. Exhibit 2.4, Land Use Plan, illustrates the refined Planning Area boundaries overlaid on the Development Plan for ease of reference.



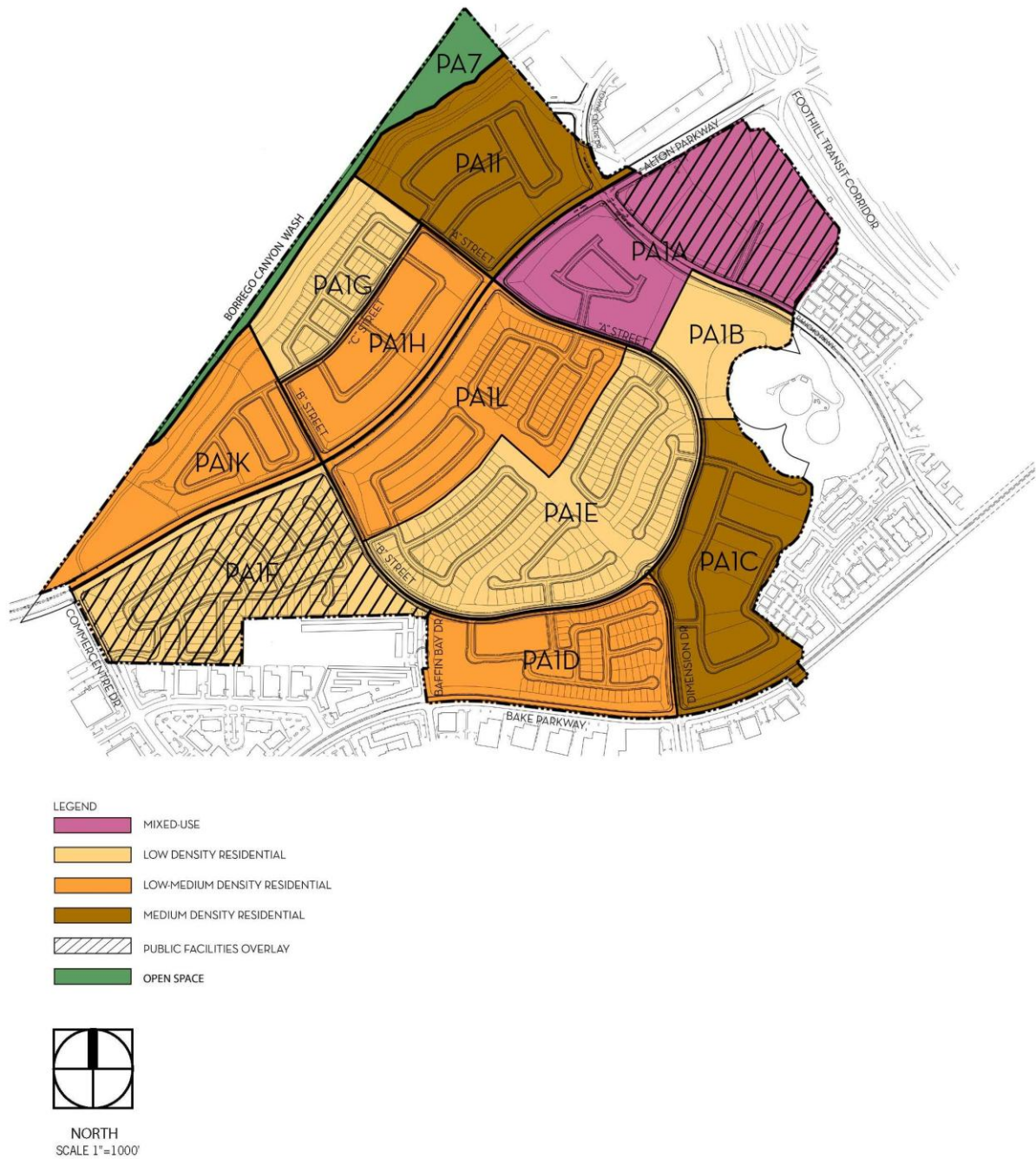


Exhibit 2.4 –Land Use Plan

### 2.3.4 Land Use Summary

Table 1, below, identifies the uses and development density/intensity of use within each Planning Area and provides a comparison of the previously approved and proposed density ranges and acreages. A density transfer of units among the Planning Areas may be processed per the procedures outlined in Section II of the P.C. Text. Intensity of use for non-commercial space is regulated by the maximum square feet allowed rather than floor-to-area ratio.

**Table 2-1 Community Statistical Table**

Planning Area	Land Use	Density Range	Acreage	Maximum Number of Units	Maximum Square Feet
PA 1A	Mixed Use	N/A	48.38	741	25,000 commercial
PA 1B	Residential/ Community Park	N/A	11.83	0	
PA 1C	Residential	Medium	36.86	274	
PA 1D	Residential	Low-Medium	29.53	174	
PA 1E	Residential	Low	55.54	205	
PA 1F	Residential	Low	40.57	155	
PA 1G	Residential	Low	16.92	60	
PA 1H	Residential	Low-Medium	22.51	186	
PA 1I	Residential	Medium	30.81	308	
PA 1K	Residential	Low-Medium	25.14	96	
PA 1L	Residential	Low-Medium	38.58	180	
PA 7	Open Space	N/A	14.92		
Totals			371.59	2,379	

### 2.3.5 Interim Uses

Existing uses on the site include Recreational Vehicle Storage and nursery stock and landscape maintenance services. Until such time as the property is developed, these uses may be located on the site. Other interim uses compatible with the residential community and project landforms may be approved with a Use Permit as identified in the City's Zoning Code Section 9.184, and approved by the Planning Commission.



## C H A P T E R   3

# L A N D F O R M   A N D   G R A D I N G P L A N

### 3.1    EXISTING LANDFORM

The grading plan for Shea/Baker Ranch was developed with the goal of retaining the existing landforms to the greatest extent possible. The hill located in Planning Area 1E, the hill to the east of Planning Area 1B and the Borrego Canyon Wash are the most significant natural features in the community. Portions of the site were graded previously pursuant to a development plan that was not completed, resulting in flat pads and slopes that will be modified to conform to the Shea/Baker Ranch Area Plan. Exhibit 3.1 illustrates the existing topography of the site. All elevations used throughout this chapter are measured as above mean sea level.

The Area Plan site generally slopes from the northeast to southwest along the Borrego Canyon Wash. Alton Parkway is at an elevation of 700 feet at the northeastern side of the community, and falls to an elevation of 559 feet at the southwestern edge of Shea/Baker Ranch. Bake Parkway is at an elevation of 708 feet at its intersection with Dimension Drive. It falls almost twenty feet, to an elevation of 690 feet, at its intersection with Baffin Bay Drive. Rancho Parkway at Alton Parkway is at an elevation of approximately 700 feet. The road rises as you travel southeast to a high point of 765 feet near the community boundary. The highest point within the community as it is proposed is located north of “A” Street in Planning Area 1E. The elevation at this point is 810 feet. The lowest point within Shea/Baker Ranch is located at the east corner of the intersection of Alton Parkway and Commercentre Drive. This elevation is 570 feet.